



**REDEVELOPMENT AGENCY AGENDA**  
**MEETING OF: JUNE 6, 2001**

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 THE WEDNESDAY OF THE MEETING AT 8:00 PM AND ARE ALSO REBROADCAST ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 10:00 AM.

I CALL TO ORDER

II ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:39 A.M.

**PRESENT:** CHAIRMAN GOODMAN and MEMBERS REESE, M. McDONALD, BROWN, L.B. McDONALD, WEEKLY, and MACK

**ALSO PRESENT:** VIRGINIA VALENTINE, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Downtown Transportation Center, City Clerk's Board  
Senior Citizens Center, 450 E. Bonanza Road  
Clark County Government Center, 500 S. Grand Central Pkwy.  
Court Clerk's Bulletin Board, City Hall  
City Hall Plaza, Posting Board

(11:39)

**2-2181**

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: JUNE 6, 2001**

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**DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF MAY 16, 2001

**MOTION:**

**REESE - APPROVED by Reference – UNANIMOUS**

**MINUTES:**

There was no discussion.

(11:39)

**2-2166**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: JUNE 6, 2001**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

**ABEYANCE ITEM** - DISCUSSION AND POSSIBLE ACTION TO DIRECT STAFF REGARDING AN EXCLUSIVE NEGOTIATING AGREEMENT AND TO PREPARE A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF AN AGENCY OWNED SITE LOCATED AT THE SOUTHEAST CORNER OF LAS VEGAS BOULEVARD AND CLARK (APN # 139-34-311-061; 139-34-311-062; 139-34-311-063; 139-34-311-076 AKA BULLDOG SITE) - WARD 3 (REESE)

**Fiscal Impact**

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

**PURPOSE/BACKGROUND:**

Based on the Agency Board direction on prior agenda items, staff has prepared a 60-day Exclusive Negotiating Agreement for the development of the site located at Las Vegas Blvd and Clark. Staff has been approached by two different developers for the development of Agency owned property located at the Southeast corner of Las Vegas Boulevard and Clark Avenue.

**RECOMMENDATION:**

Approve the Exclusive Negotiating Agreement and direct staff regarding the development of the parcel.

**BACKUP DOCUMENTATION:**

1. Agenda memo
2. Staff analysis
3. Exclusive Negotiating Agreement, including exhibits consisting of Site Maps and Disclosure of Principals

**MOTION:**

**REESE – STRIKE - UNANIMOUS**

**MINUTES:**

LESA CODER, Director, Office of Business Development, stated that staff previously requested the matter be held in abeyance to this date in order to put Item IV-B on the agenda. She requested Item IV-A be stricken.

There was no further discussion.

(11:39 – 11:40)

**2-2190**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: JUNE 6, 2001**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING AN EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND PIONEER ENDEAVORS LLC FOR THE DEVELOPMENT OF THE PARCEL LOCATED AT 4<sup>TH</sup> AND CLARK (APN #139-34-303-002) - WARD 3 (REESE)

**Fiscal Impact**

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

**PURPOSE/BACKGROUND:**

Staff has received a proposal for the development of property located at the corner of 4<sup>th</sup> and Clark. The proposed development will be approximately 46,000 square feet of office and 2,500 square feet of retail. The developer will be Pioneer Endeavors LLC. It is the recommendation of staff that the Agency Board approve the Exclusive Negotiating Agreement which will give staff and the developer 60 days to negotiate a Disposition and Development Agreement for the Agency Board's consideration.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Agenda Memo
2. Exclusive Negotiating Agreement, including exhibits consisting of Disclosure of Principals and map

Submitted at the meeting: project analysis and rendering of building design by Ms. Coder and a summary of project points by Mr. Haney

**MOTION:**

**REESE – APPROVED subject to eventual termination of the prior Disposition and Development Agreement - UNANIMOUS**

**MINUTES:**

LESA CODER, Director, Office of Business Development, clarified that the applicants are in concurrence with an amendment to the agreement, to the extent that the last sentence be deleted on Page 2, Section 103, making the deposit refundable, to which staff has no objection. In addition, she requested that any approval or action by the Council be made subject to termination of a prior disposition and development agreement still existing on this site with Clark Street Associates.

REDEVELOPMENT AGENCY MEETING OF JUNE 6, 2001

IV-B – Discussion and possible action regarding an exclusive negotiating agreement between the City of Las Vegas Redevelopment Agency and Pioneer Endeavors, LLC, for the development of the parcel located at 4<sup>th</sup> and Clark

**MINUTES – Continued:**

She then submitted a rendering of the latest building design from the applicant as well as a project analysis document on the project. She commented that the analysis makes an assumption that there are approximately 17,000 square feet within the enclosed structure on the first floor dedicated to parking. The second assumption is that there is an additional approximate 18,000 square feet of available space within the structure. In order to ascertain the additional square footage, she suggested that Council authorize staff to possibly allocate approximately \$300,000 to Pioneer endeavors to secure the additional space, which would house the office of High-Tech Court Reporting.

DENNIS HANEY, 301 East Clark, appeared on behalf Pioneer Endeavors, LLC. He indicated that discussions have been held with High-Tech Court Reporting and the intent is to include them in the building. He explained that two proposals were submitted because Pioneer wanted to ensure that it could move forward even if High-Tech could not obtain financing. He submitted a summary sheet of the points of the project.

JAMES CHRISMAN, 400 South 3<sup>rd</sup> Street, pointed out that the rendering as submitted includes office space for High-Tech Court Reporting. It would be to the City's advantage for High-Tech to remain in the downtown area because they will be a magnet given the type of work they perform. Besides providing court-reporting services, the company does computer imaging, sets up databases for attorneys to use during trials, and sets up hearings and meetings via satellite. Accountants, bankers, and real estate developers also use their services for presentations. The business is really expanding and bringing a lot of business to the downtown area.

There was no further discussion.

(11:40 – 11:48)

**2-2245**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: JUNE 6, 2001**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION TO AMEND THE EMPLOYMENT PLAN POLICY FOR THE REDEVELOPMENT AGENCY AND DISSOLVE THE COMMUNITY EMPLOYMENT ADVISORY COMMITTEE

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

The Agency, via the employment plan, created the Community Employment Advisory Committee to review employment plans for projects. The committee has been inactive for about two years. It is the recommendation of staff that the Downtown Redevelopment Agency Employment Plan Policy be amended to delete this committee, and all references thereto, and the function of the committee be handled by staff. In order to conform with the correct name of the Agency, the word "Downtown" has also been deleted.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Amended City of Las Vegas Redevelopment Agency Employment Plan Policy

**MOTION:**

**REESE – APPROVED as recommended - UNANIMOUS**

**MINUTES:**

LESA CODER, Director, Office of Business Development, commented that the subject committee has not met in quite some time and staff believes it is a duplication of effort; therefore, she recommended the committee be dissolved and that any comments or concerns be deferred to the City Centre Development Corporation.

There was no further discussion.

(11:48 - 11:49)

**2-2582**



**AGENDA SUMMARY PAGE**  
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**CITIZEN PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

None.

**THE MEETING ADJOURNED AT 11:49 A.M.**

Respectfully submitted: \_\_\_\_\_  
GABRIELA S. PORTILLO-BRENNER  
July 30, 2001

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**BARBARA JO RONEMUS, SECRETARY**